

2020

Tucson-Pima County Historical Commission

Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, May 14, 2020

Pursuant to safe practices during COVID-19 pandemic, all in-person meetings are cancelled until further notice. The meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 1:02 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Michael Becherer, Sharon Chadwick, Jim Sauer, Helen Erickson, and Jan Mulder.

Commissioners Absent/Excused: Jill Jenkins.

Applicants Present: Paul Dominquez, Julie Cohn, Landon Concagh, Alan Scott, and Demion Clinco.

Staff Members Present: Michael Taku, Jodie Brown (PDSD), Crystal Dillahunt (Ward 6).

2. Approval of the Revised Legal Action Report (LAR) from Meeting of 4-30-20

It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, and carried by a roll call vote of 6-0 (Commissioner Jenkins absent) to approve the Revised Legal Action Report from the meeting of 4-30-20 as submitted.

3. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

3a. HPZ- 19-105, 620 E. University Boulevard
West University Historic Preservation Zone, Contributing Resource

Demolition of a rear addition, construction of a new addition, porch, and garage.

Staff Taku summarized the project and read into the record the recommendation from the West University Historic Zone Advisory Board (WUHZAB) from the meetings of 12-17-19 and 2-18-20.

Architect Paul Dominquez, property owner Julie Cohn, and Landon Concagh presented the project. Presenters discussed the fire damage to the building that was rebuilt; uncertainty about construction date of existing rear addition to be demolished; garage to be gable roof; demolition of existing carport and guest room; architectural style; massing and scale of addition design; exterior materials; brick wall; shingle roof and revisions to the plans following WUHZAB review recommendations. The revisions included but were not limited to window and door material to be wood; porch column with brick base and a tapered wood column; and removal of dormers at proposed garage.

Discussion was held. Subcommittee expressed concerns on massing of the addition that dominates and is out of character with existing historic house; noted that the architectural style of addition neither complements nor is compatible with, and appears to mimic, the style of the existing historic house; proposed garage/addition height not being compatible with and lack of differentiation of new addition from existing contributing house design, creation of a false sense of history; lack of a development zone map and photos; documentation of construction date of existing carport to be demolished from Sanborn Maps; visibility of mechanical equipment from public view; and demonstration of prevailing setbacks. Action was taken.

It was moved by Commissioner Becherer, duly seconded by Commissioner Erickson, and passed unanimously by a roll call vote of 6-0 (Commissioner Jenkins was absent) to recommend continuing the case review, with the consent of the applicant and owner, to allow the applicant and owner to return with revised materials to address the concerns raised, in particular the following:

- (1) evidence of prevailing setbacks within the stated development zone;
- (2) differentiation of garage/addition from the main historic house;
- (3) height of proposed addition as it relates to the eaves of the existing height of the historic house; and,
- (4) provide documentation that existing carport to be demolished was not part of the original construction.

3b. HPZ- 20-008, 2928 N. Beverly Avenue

Fort Lowell Historic Preservation Zone, Contributing Resource

Attached carport, attached shed and porch addition. New roofing material and four (4) additional windows on the existing structure.

Staff Taku summarized the project and read into the record the recommendation from the Fort Lowell Historic Zone Advisory Board (FLHZAB) from the meeting of 1-28-20.

Architect and property owner Alan Scott presented the project. Presenter discussed the revisions to the plans following FLHZAB recommendations. The revisions included but were not limited to tree removal; door on east elevation to carport/storage room; decorative posts round not square; no screen doors, door details; mechanical screened from public view; porch steps details; and new window additions, types, style, materials, and details.

Discussion was held. Subcommittee expressed concerns that the proposed location of the carport/storage room blocks the view of the historic house and that obscuring the primary historic façade is contrary to the UDC and the Secretary of Interior's Standards; that replicating new steel casement windows on new construction creates a false sense of history; noted the overall impacts of replacement and new window additions on the historic building; and advised that the mechanical be screened from public view. Action was taken.

It was moved by Commissioner Becherer, duly seconded by Commissioner Sauer, and passed unanimously by a roll call vote of 6-0 (Commissioner Jenkins absent) to recommend continuing the case review, with the consent of the applicant and owner, to allow the applicant and owner to return with revised materials to address the concerns raised, in particular the following:

- (1) consider alternate location and height of the carport/storage room; and
- (2) address new window detailing with regard to the contributing property.

4. Historic Landmark Review Cases

UDC Section 5.8.5 & 5.8.6/TSM 9-02.0.0

Proposed Historic Landmark (HL) Designation: "Kirby Lockard House"
2240 E. Lind Road (Tucson Historic Preservation Foundation).

City of Tucson Historic Preservation Officer, Jodie Brown reviewed and commented on the application to ensure compliance with eligibility criteria

and completeness for the definition of an HL and the Standards for Establishing HLs as provided in the UDC. She introduced the nomination, presented an overview of the proposed house and described the life and works of the owner of the house. She emphasized that HL nomination is generally a review for exterior not interior designation.

Nomination preparer and CEO of Tucson Preservation Foundation Demion Clinco presented the nomination proposal to the subcommittee. Presenter discussed the uniqueness of the property. He raised some concerns about the lengthy nomination process, noting that the process can be challenging to some applicants.

Discussion was held. Subcommittee asked for some clarifications, which were provided. Subcommittee complimented the preparer for a thorough application submittal, especially the quality, clarity, and detailed documentation of the nomination proposal. There was a discussion of the rear guesthouse and garage being part of the nomination even though it was designed by a different architect.

It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, and passed unanimously by a roll call vote of 6-0 (Commissioner Jenkins absent) to recommend approval of the nomination, with addition of the guesthouse to the nomination.

5. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on reviews conducted recently. The reviews include: Barrio at 440-446 S. Convent Avenue (Roof/Fencing/Gate); Armory Park at 63 and 69 E. 13th Street (Roofing and Removable Accessible ADA Ramp), 424 E. 16th Street (Mechanical and Electrical Panel), and West University at 941 N 4th Avenue (Solar Panel).

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance and/or in the review process.

d. Review Process Issues/Discussions

Discussions focused on the following: virtual meetings going forward until further notice; staff teleworking will continue; subcommittee expressed concerns on PDSO Director's approval decision on canales/scuppers contrary to its recommendation—staff explained the Director's decision-making process, and Director will address PRS on his decision-making and other process issues; Chair will forward all decision letters to members, and staff to provide updates on PDSO Director's decisions; the development zone map and photos to be part of all packages; need to set time limit for applicant presentations; and staff requested to schedule fewer cases, as virtual review usually takes longer.

6. **Summary of Public Comments (Information Only)**

No public comments were provided to staff.

7. **Schedule and Future Items for Upcoming Meetings**

Armory Park Design Guidelines are under review by PRS. The next scheduled meeting is May 28, 2020; PRS meetings to be conducted virtually until further notice.

8. **Adjournment**

Meeting adjourned at 3:47 P.M.